

IMAAM CENTER
Project Description and Scope of Work Narrative

INTRODUCTION

IMAAM, Inc. is a registered non-profit, charitable, religious organization serving mostly Indonesian Muslims and their families living in the metropolitan DC area. It was founded in 1993, and is registered as a non-profit organization in the State of Maryland. IMAAM, Inc. is proposing a new center for worship on an existing 0.54-acre site at the corner of Veirs Mill Road and Okinawa Avenue. The existing site consists of two lots, each containing a single-family residential building. The two lots will be consolidated into one lot as part of this project.

The single-family residence at 1611 Veirs Mill Road will be demolished and the existing building at 13314 Okinawa Avenue will be renovated to create a new place of worship for this community. The building renovation will consist of primarily interior improvements with some new ADA ramps to accommodate the new main entrance in the southwest corner of the existing structure. The proposed site improvements include a new asphalt parking lot, sidewalks, a basketball court, stormwater management and landscaping.

HOURS OF OPERATION

The proposed hours of operation for this site will be from 6:30 pm to 10:00 pm on weekdays and 9:00 am to 10:00 pm on weekends.

ZONING

The two lots that comprise the site for this project are both zoned "R60". Per the City of Rockville Zoning Ordinance, Article 10, Section 25.10.03, the proposed use (Place of Worship) is a permitted use in this zone.

Parking

The proposed site improvements include the creation of 15 new vehicle parking spaces (two of which will be ADA accessible) and 4 new bicycle parking spaces. Per Article 16, Section 25.16.03, the proposed improvements will meet the vehicle and bicycle parking requirements for a Place of Worship.

Landscaping

The proposed landscaping, lighting and screening design are currently being designed and will meet the requirements of Article 17 of City of Rockville Zoning Ordinance and the *Landscape, Screening and Lighting Manual*.

FORESTRY

An NRI has been submitted for this project and it is currently under review. An exemption from afforestation requirements is being requested because the lot size is less than 40,000 square feet. A copy of the NRI is included in this submittal package.

STORMWATER MANAGEMENT

The stormwater management for the project has been designed per the new State stormwater management regulations created under the "Stormwater Management Act of 2007" requiring Environmental Site Design (ESD) to the maximum extent practicable. The stormwater management design includes a microbio retention area, swales along the west and south property lines, a 6" w x 12" d pea gravel diaphragm along the south edge of the proposed parking lot, and an open section asphalt design for the parking lot, which ensures that the drainage from the lot sheet flows to the microbio retention area, as opposed to being concentrated in one corner of the lot. A copy of the stormwater management concept report and design are included with this submittal.

TRANSPORTATION

The proposed trips generated by this project are anticipated to be minimal and generally heaviest on non peak hours on the weekends. A transportation scoping intake form is included with this submittal.

PUBLIC WORKS

The proposed site improvements include the construction of a new asphalt parking lot, sidewalks, basketball court, and a new water service connection. The only anticipated work in public space includes a new curb cut for the new parking lot entrance and trenching associated with the new utility connections. All work will be designed to meet current City of Rockville Public Works standards and specifications.